

Property Location		95 SOMERS RD		Map ID		28/ 25/ 0/ /		Bldg Name		State Use 101	
Vision ID		2097		Account #		2134		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/19/2025 12:24:16	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
WILSON OLEVIA F 95 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_382591_2848845		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	140100	140,100		
						RES LAND	101	98300	98,300		
						RESIDNTL.	101	3200	3,200		
SUPPLEMENTAL DATA						Total				241,600	241,600
Alt Prcl ID		Received									
SP Permit		HO:HO									
Chapter Land		NIA									
OC Dates		Field 8									
In+Ex FY		Field 9									
Mailed		Field 10									
		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WILSON OLEVIA F WILSON KARLA A SOMERS RD PROPERTIES LLC WHITNEY KURT E, WHITNEY,FLOYD E		25146	0134	09-07-2023	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		20796	0145	07-21-2015	Q	I	168,500	00	2025	101	124,500	2024	101	114,800	2023	101	105,100
		20015	0329	09-13-2013	Q	I	95,000	00		101	98,300		101	98,300		101	89,300
		17656	0527	02-20-2009	U	I	1	1A		101	3,200		101	3,200		101	2,700
		02830	0462	09-01-1961	U	I	0		Total		226,000	Total		216,300	Total		197,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY									
Total																		
ASSESSING NEIGHBORHOOD				Appraised BLDG. Value (Card) 140,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,200 Appraised Land Value (Bldg) 98,300 Special Land Value 0 Total Appraised Parcel Value 241,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 241,600														
Nbhd		Nbhd Name												Tracing		Batch		
0001														101		MA		
NOTES																		

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result	
202101086	04-01-2021	14	MIN ALT	22,850	06-30-2021	100	04-27-2021	4 NEW EXERIOR D	06-30-2021			400	15	PERMIT VISIT	
343	11-04-2008	42	REPAIRS	1,500		0		PORCH	04-09-2018			333	2	MEASURED	
									01-07-2009			317	15	PERMIT VISIT	
									09-26-2003			274	3	MEAS+INSPCTD	
									02-05-1992			131	3	MEAS+INSPCTD	
									07-24-1980			500	3	MEAS+INSPCTD	

LAND LINE VALUATION SECTION																								
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value			
1	101	ONE FAM	RA				6,500 SF	16.80	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	15.12	98,300		
Total Card Land Units							0.15	AC	Parcel Total Land Area:							0.15	Total Land Value							98,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	157.43	
Interior Floor 2	3	HARDWOOD	RCN	200,091	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1929	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	140,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	180	32.00	1929	50	0.00	FR	F	0.90	2,600
02	SHED/FR			L	100	12.00	1929	50	0.00	FR	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	520		34.41	17,893	
FFL	1ST FLOOR	520	520		172.05	89,465	
OFF	OPEN PORCH	0	128		17.47	2,237	
PAT	PATIO	0	120		8.60	1,032	
SFL	2ND FLOOR	520	520		172.05	89,465	
Ttl Gross Liv / Lease Area		1,040	1,808			200,091	

